



PUBLIC NOTICE

US Army Corps
of Engineers
New York District
Jacob K. Javits Federal Building
New York, N.Y. 10278-0090
ATTN: Regulatory Branch

In replying refer to:

Public Notice Number: 2004-00596-YR

Issue Date: **DEC 23 2004**

Expiration Date: **JAN 21 2005**

To Whom It May Concern:

The New York District, Corps of Engineers has received an application for a Department of the Army permit pursuant to Section 10 of the Rivers and Harbors Act of 1899 (33 USC 403) and Section 404 of the Clean Water Act (33 U.S.C. 1344).

APPLICANT: Harbors Haverstraw LLC
245 Saw Mill River Road
Hawthorne, NY 10532

ACTIVITY: Construct an overlook, piers, anchorage area, bridge, fountain, install bulkheading, rip-rap.

WATERWAY: Haverstraw Bay, Hudson River

LOCATION: Town of Haverstraw, Rockland County, New York

A detailed description and plans of the applicant's activity are enclosed to assist in your review.

The decision whether to issue a permit will be based on an evaluation of the probable impact, including cumulative impacts, of the proposed activity on the public interest. That decision will reflect the national concern for both protection and utilization of important resources. The benefits which reasonably may be expected to accrue from the proposal must be balanced against its reasonably foreseeable detriments. All factors which may be relevant to the proposal will be considered including the cumulative effects thereof; among those are conservation, economics, aesthetics, general environmental concerns, wetlands, historical properties, fish and wildlife values, floodplain values, land use, navigation, shoreline erosion and accretion, recreation, water supply and conservation, water quality, energy needs, safety, food and fiber production, mineral needs, consideration of property ownership and, in general the needs and welfare of the people.

The Corps of Engineers is soliciting comments from the public; Federal, state, and local agencies and officials; Indian Tribes; and other interested parties in order to consider and evaluate the impacts of this proposed activity. Any comments received will be considered by the Corps of Engineers to determine whether to issue, modify, condition or deny a permit for this proposal. To make this decision, comments are used to assess impacts on endangered species, historic properties, water quality, general environmental effects, and the other public interest factors listed above. Comments are used in preparation of an Environmental Assessment and/or an Environmental Impact Statement pursuant to the National Environmental Policy Act. Comments are also used to determine the need for a public hearing and to determine the overall public interest of the proposed activity.

ALL COMMENTS REGARDING THE PERMIT APPLICATION MUST BE PREPARED IN WRITING AND MAILED TO REACH THIS OFFICE BEFORE THE EXPIRATION DATE OF THIS NOTICE. otherwise, it will be presumed that there are no objections to the activity.

CENAN-OP-RE
PUBLIC NOTICE NO. 2004-00596-YR

Any person may request, in writing, before this public notice expires, that a public hearing be held to collect information necessary to consider this application. Requests for public hearings shall state, with particularity, the reasons why a public hearing should be held. It should be noted that information submitted by mail is considered just as carefully in the permit decision process and bears the same weight as that furnished at a public hearing.

Our preliminary determination is that the activity for which authorization is sought herein is not likely to affect any Federally endangered or threatened species or their critical habitat. However, pursuant to Section 7 of the Endangered Species Act (16 U.S.C. 1531), the District Engineer is consulting with the appropriate Federal agency to determine the presence of and potential impacts to listed species in the project area or their critical habitat.

The Magnuson-Stevens Fishery Conservation and Management Act, as amended by the Sustainable Fisheries Act of 1996 (Public Law 104-267), requires all Federal agencies to consult with the National Marine Fisheries Service (NMFS) on all actions, or proposed actions, permitted, funded, or undertaken by the agency, that may adversely affect Essential Fish Habitat (EFH). The proposed work, fully described in the attached work description, could cause the disruption of habitat for various lifestages of some EFH-designated species. Further consultation with NMFS regarding EFH impacts and conservation recommendations is being conducted and will be concluded prior to the final decision.

Based upon a review of the latest published version of the National Register of Historic Places, there are no known sites eligible for, or included in, the Register within the permit area. Presently unknown archeological, scientific, prehistorical, or historical data may be lost by work accomplished under the required permit.

Reviews of activities pursuant to Section 404 of the Clean Water Act will include application of the guidelines promulgated by the Administrator, U.S. Environmental Protection Agency, under authority of Section 404 (b) of the Clean Water Act and the applicant will obtain a water quality certificate or waiver from the appropriate state agency in accordance with Section 401 of the Clean Water Act prior to a permit decision.

Pursuant to Section 307 (c) of the Coastal Zone Management Act of 1972 as amended [16 U.S.C. 1456 (c)], for activities under consideration that are located within the coastal zone of a state which has a federally approved coastal zone management program, the applicant has certified in the permit application that the activity complies with, and will be conducted in a manner that is consistent with, the approved state coastal zone management program. By this public notice, we are requesting the state's concurrence with, objection to, or waiver of the applicant's certification. No permit decision will be made until one of these actions occur. For activities within the coastal zone of New York State, the applicant's certification and accompanying information is available from the Consistency Coordinator, New York State Department of State, Division of Coastal Resources and Waterfront Revitalization, Coastal Zone Management Program, 41 State Street, Albany, New York 12231, Telephone (518) 474-6000. Comments regarding the applicant's certification, and copies of any letters to this office commenting upon this proposal, should be so addressed.


In addition to any required water quality certificate and coastal zone management program concurrence, the applicant has obtained or requested the following governmental authorization for the activity under consideration:

- New York State Department of Environmental Conservation Permit

CENAN-OP-RE
PUBLIC NOTICE NO. 2004-00596-YR

It is requested that you communicate the foregoing information concerning the activity to any persons known by you to be interested and who did not receive a copy of this notice. If you have any questions concerning this application, you may contact this office at (212) 264-3912 and ask for Craig Spitz.

For more information on New York District Corps of Engineers programs, visit our website at <http://www.nan.usace.army.mil>


For Richard L. Tomer
Chief, Regulatory Branch

Enclosures

WORK DESCRIPTION

The applicant, Harbors Haverstraw LLC, has requested Department of the Army authorization to construct an overlook, piers, anchorage area, a bridge, fountain, and install bulkheading and rip-rap in Haverstraw Bay, Hudson River at the Village and Town of Haverstraw, Rockland County, New York.

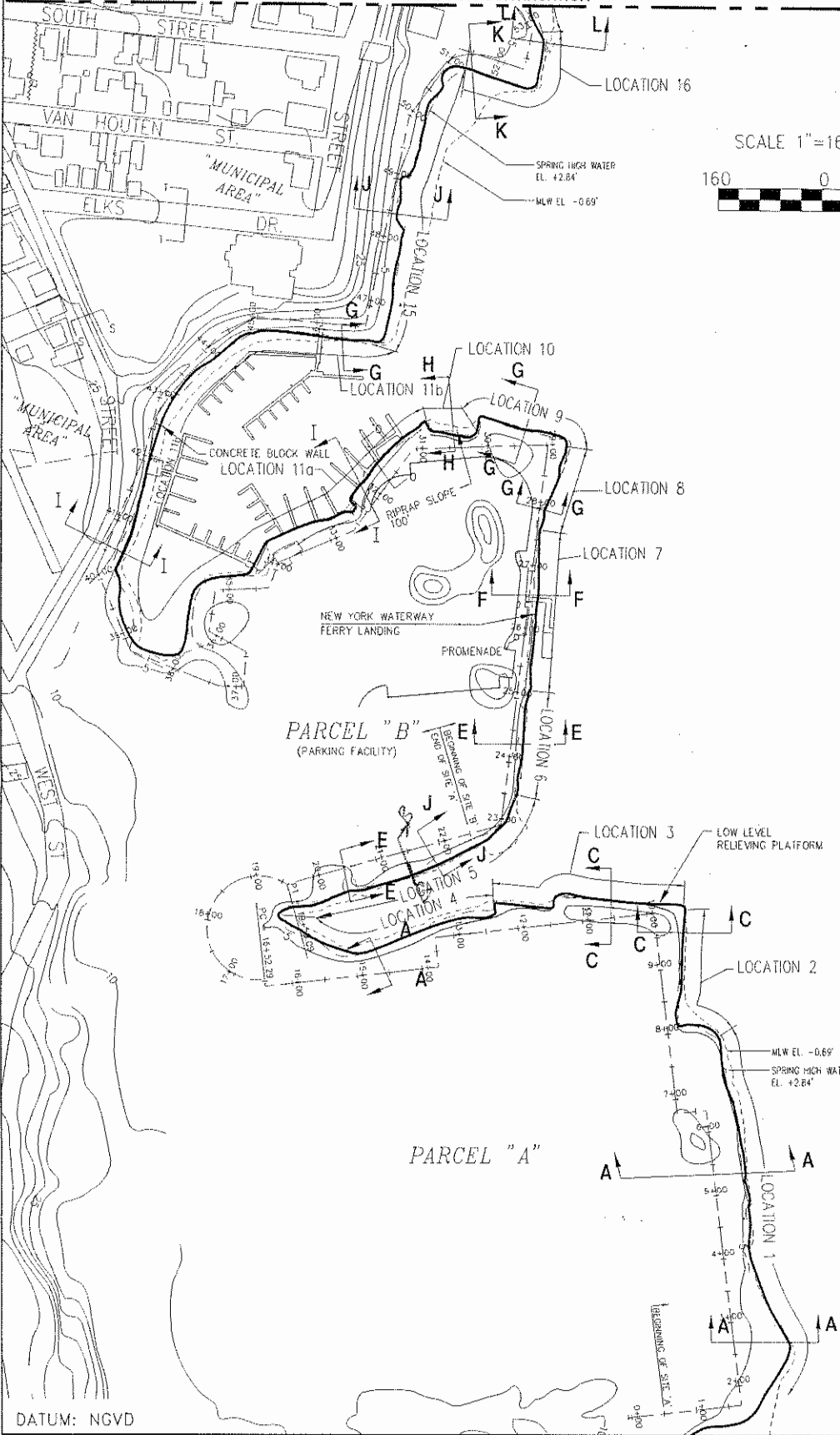
The work would involve the installation of bank stabilization and in-water structures in association with the construction of a mixed use waterfront development. Specifically, the proposed project has been divided into 3 parcels of which the applicant is presently seeking approval for only Parcel "A". The additional parcels, "B" and "C", which would involve installation of additional bulkheading, rip-rap, rehabilitation and expansion of a marina, installation of fishing piers and additional floats are only in the conceptual stage of design and will be the subject of additional public coordination in the future.

Parcel A: Approximately 3,020 cubic yards (totalling approximately 2,015 square feet) of concrete debris material would be removed, and approximately 619 cubic yards (9,050 square feet) of rip-rap would be placed below the spring high water (SHW) line for a total of approximately 1,521 linear feet to be adjoined with approximately 597 linear feet of new bulkhead (see figure 1 for bulkhead and rip-rap locations). Installation of the bulkheading and rip-rap would occur predominately in areas disturbed with concrete debris and remnants of steel piping, and where concrete bulkheading and timber cribbing already exist. A fire draughting station measuring 6-feet high at the landward side, 4-feet high at the waterward side and 3.5-feet in length would be constructed and embedded within the proposed rip-rap below the SHW line. To be attached to the fire draughting station would be a 24-inch diameter intake pipe leading into the Hudson River. An irregularly shaped pile-supported plaza overlook would also be constructed, of which approximately 192 square feet of it would be placed over the SHW line. A 12-foot wide by 50-foot long pile supported fixed fishing pier would be constructed with a 10-foot wide by 90-foot long pile-supported pier attachment at it's waterward terminus forming a "T" configuration. A 139-pile boat anchorage area would be created consisting of 100-foot by 100-foot grids totalling approximately 900-feet wide by 1,350-feet long and would accommodate approximately 139 vessels with mooring buoys. A water fountain would be constructed, of which approximately 935 square feet of it's irregularly shaped concrete support structure would be placed below the spring high water line. An 8-foot wide by 30-foot long ramp would be installed from the promenade and lead to a 10-foot wide by 40-foot long kayak float to be secured to four (4) pilings. A 9-foot wide by 110-foot long pedestrian bridge would also be constructed.

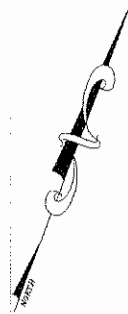
In summary, approximately 3,020 cubic yards of concrete debris (2,015 square feet), would be removed, approximately 619 cubic yards (9,050 square feet) of rip-rap would be placed below the SHW line over a total of approximately 1,521 linear feet, and approximately 597 linear feet of new bulkhead would be installed. Approximately 192 square feet of waterway would be shaded by the proposed plaza overlook and approximately 935 square feet of concrete support structure would be placed below the SHW line for the water fountain.

The stated purpose of this project is to enhance and stabilize an existing shoreline, construct an anchorage and provide recreational access to the waterway.

MATCH LINE - SEE FIGURE 2 FOR CONTINUATION



SCALE 1"=160'



DATUM: NGVD

SPRING HIGH WATER EL. +2.84'
MLW EL. -0.69'

REV 12/6/04

APPLICANT: Village of Haverstraw
40 Main St.
Haverstraw, New York 10927

Harbors Haverstraw LLC.
245 Saw Mill River Road
Hawthorne, New York 10532

AGENT: EMW Planning & Architecture
14 Spring Street
Hastings-on-Hudson, New York 10706

PREPARED BY :



E-mail: mgmclaren@mgmclaren.com
100 Snake Hill Road, West Nyack, NY 10994
Tel. (845) 353-6400 Fax. (845) 353-6503

OVERALL SITEPLAN

PROPOSED WATERFRONT IMPROVEMENTS

IN: HAVERSTRAW

COUNTY OF: ROCKLAND

STATE: N.Y.

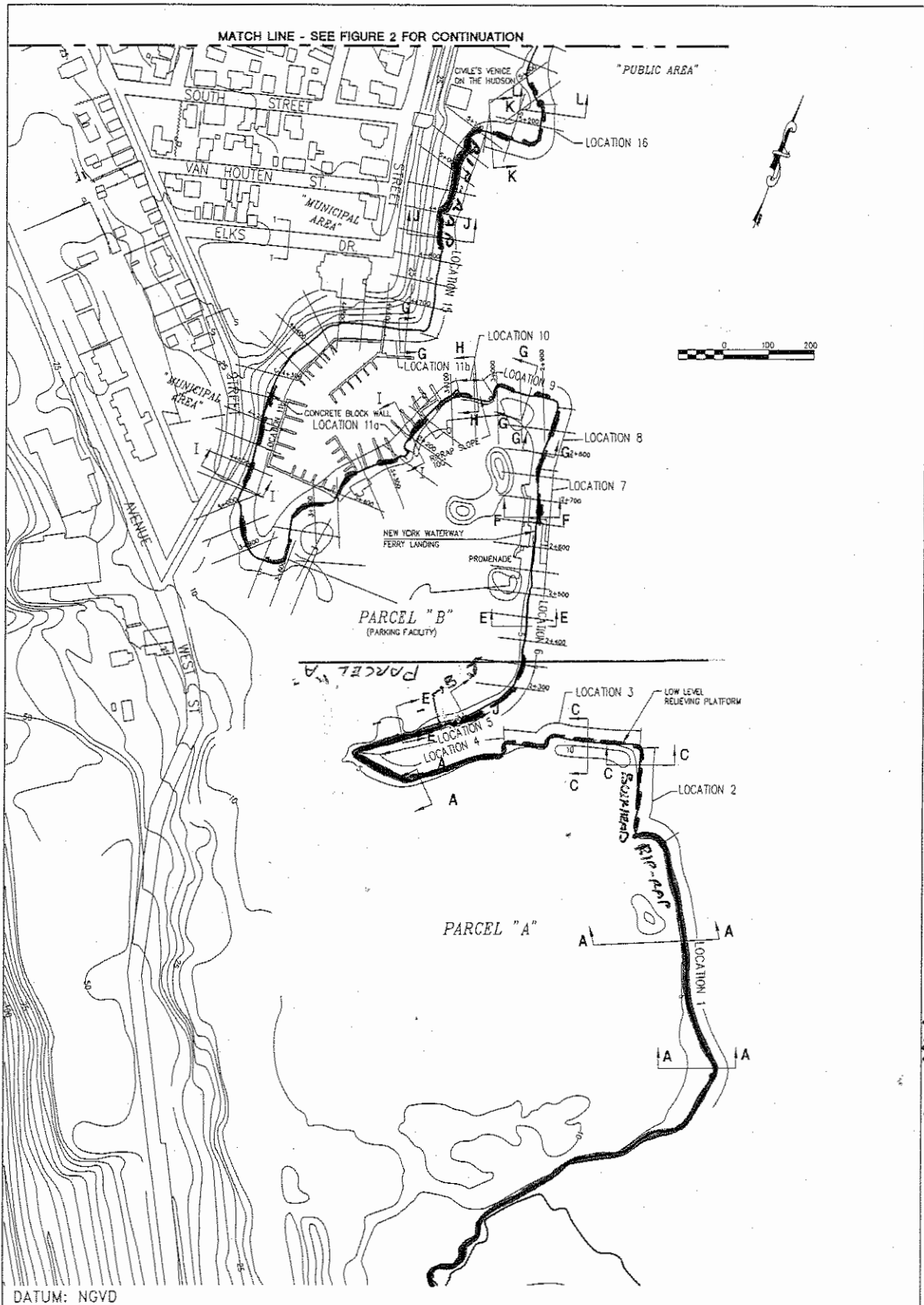
SKETCH

FIG. 1

REV 8/26/04

04-15-04





DASHED LINES REPRESENT PROPOSED BULKHEADING
HEAVY DARK LINE REPRESENTS PROPOSED RIP-RAP

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40 Main St.
Haverstraw, New York 10927

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OVERALL SITEPLAN

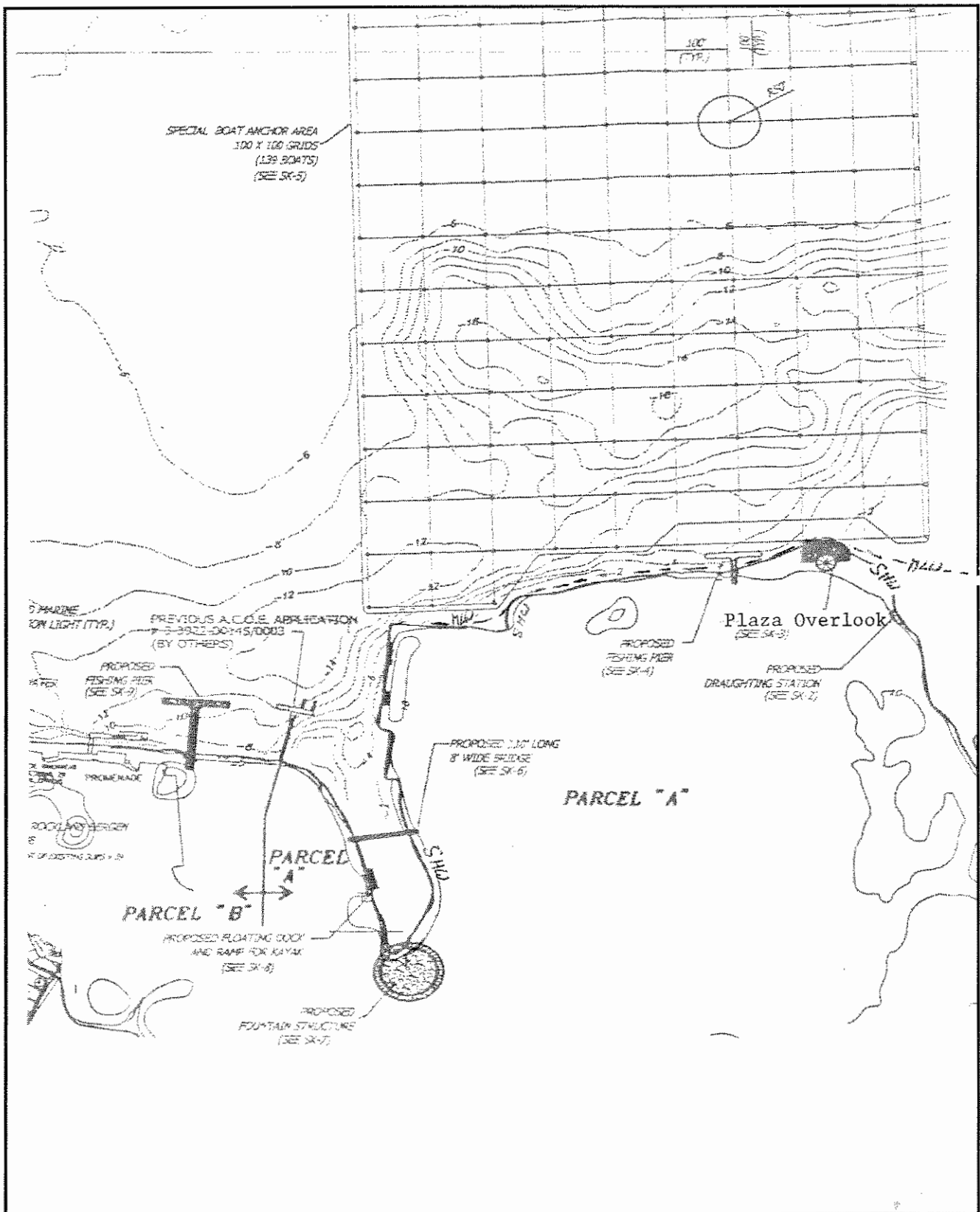
PROPOSED WATERFRONT IMPROVEMENTS

IN: HAVERSTRAW

COUNTY OF: ROCKLAND STATE: N.Y.

SKETCH FIG. 1a 04-15-04

(2)



APPLICANT: Village of Haverstraw
40 Main St.
Haverstraw, New York 10927

Harbors Haverstraw LLC
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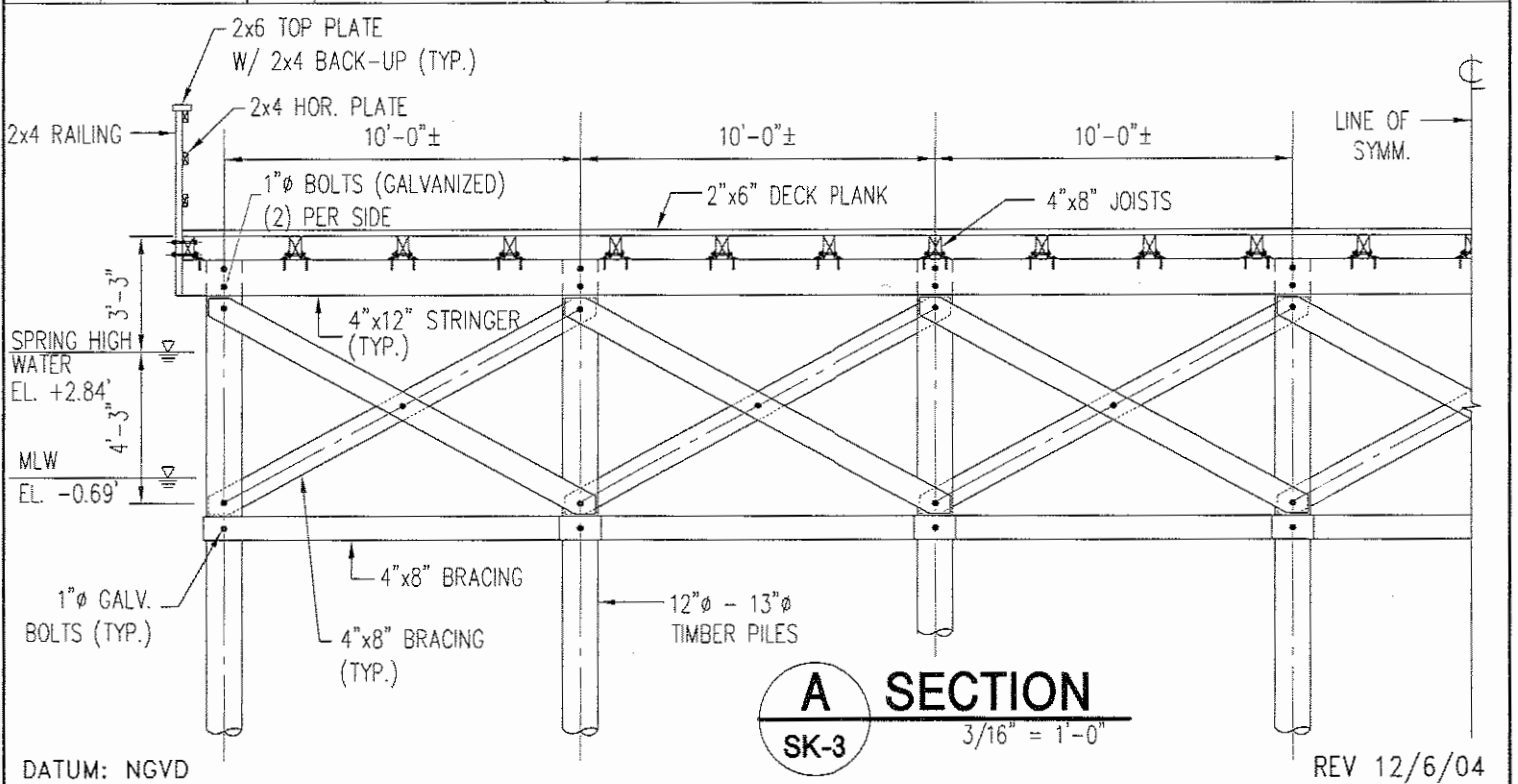
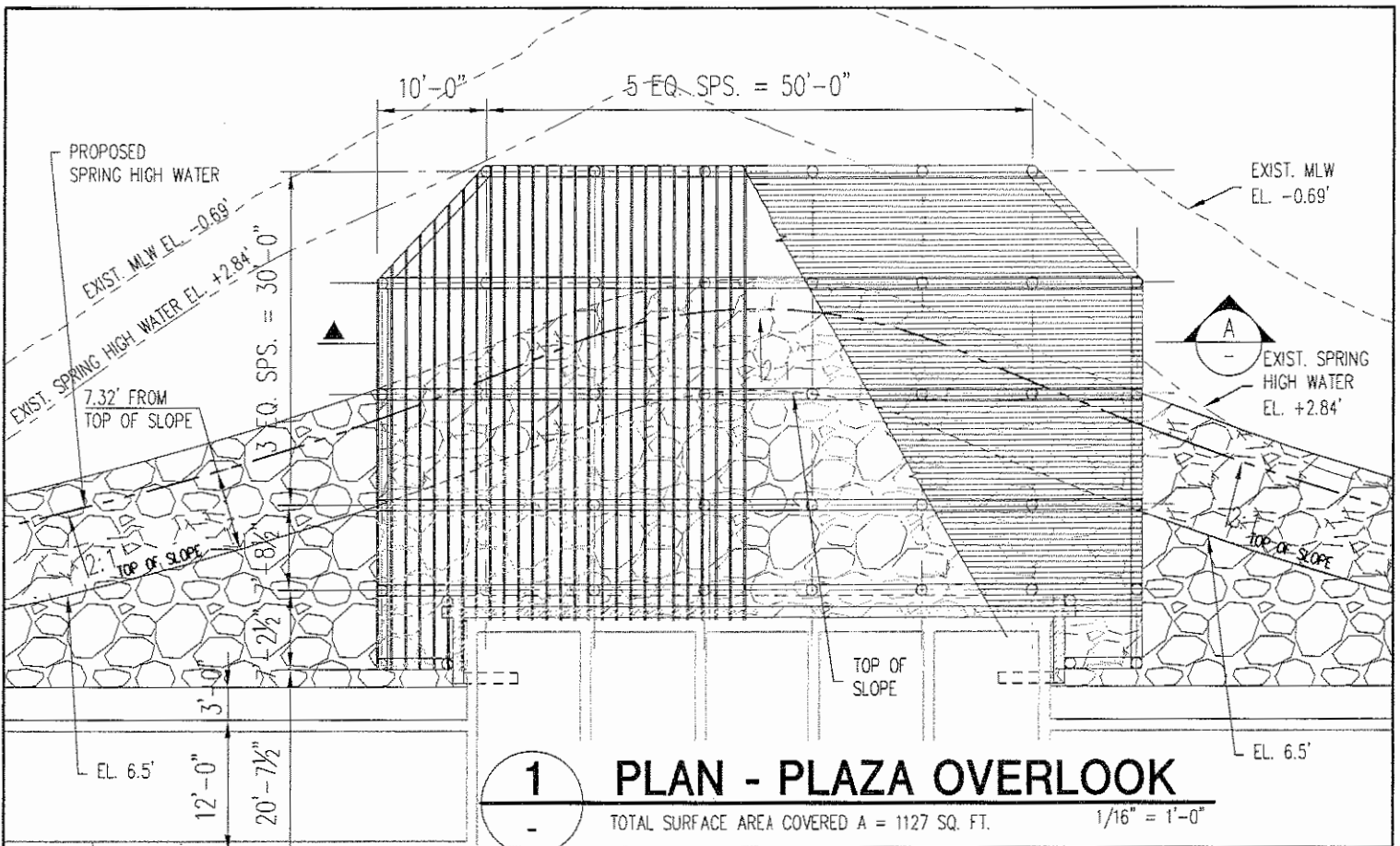
SITE PLAN - SITE A

PROPOSED WATERFRONT IMPROVEMENTS
IN: HAVERSTRAW

COUNTY OF: ROCKLAND STATE: N.Y.

SKETCH SK-5a 04-15-04

(3)



DATUM: NGVD

APPLICANT: Village of Haverstraw
40 Main St.
Haverstraw, New York 10927

Harbors Haverstraw LLC.
245 Saw Mill River Road
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PLAN AND SECTION
PLAZA OVERLOOK
PROPOSED WATERFRONT IMPROVEMENTS

IN: HAVERSTRAW

COUNTY OF: ROCKLAND STATE: N.Y.

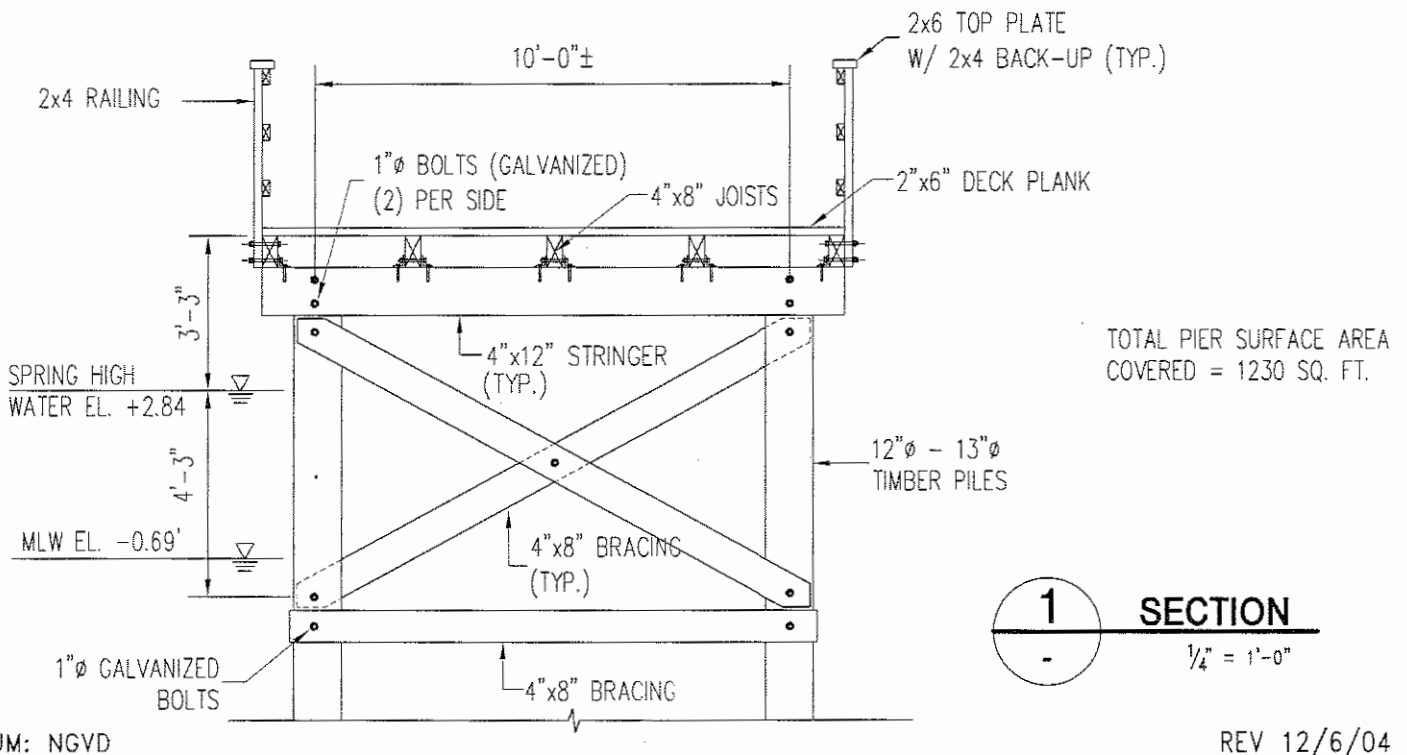
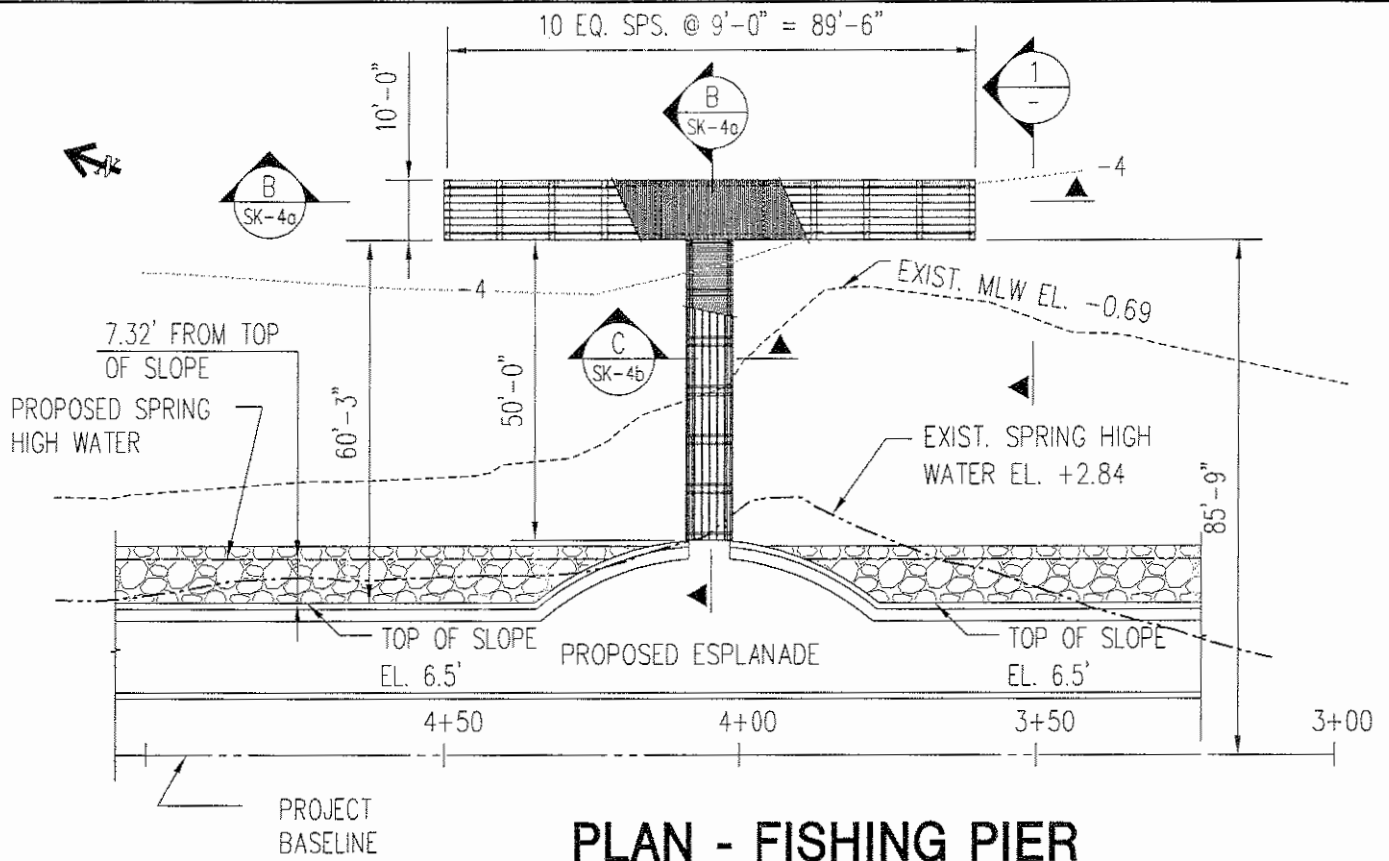
REV 8/26/04

SKETCH

SK-3

04-15-04

4



DATUM: NGVD

REV 12/6/04

APPLICANT: Village of Haverstraw
40 Main St.
Haverstraw, New York 10927

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PLAN AND SECTION
FISHING PIER - PARCEL A
PROPOSED WATERFRONT IMPROVEMENTS

IN: HAVERSTRAW

COUNTY OF: ROCKLAND STATE: N.Y.

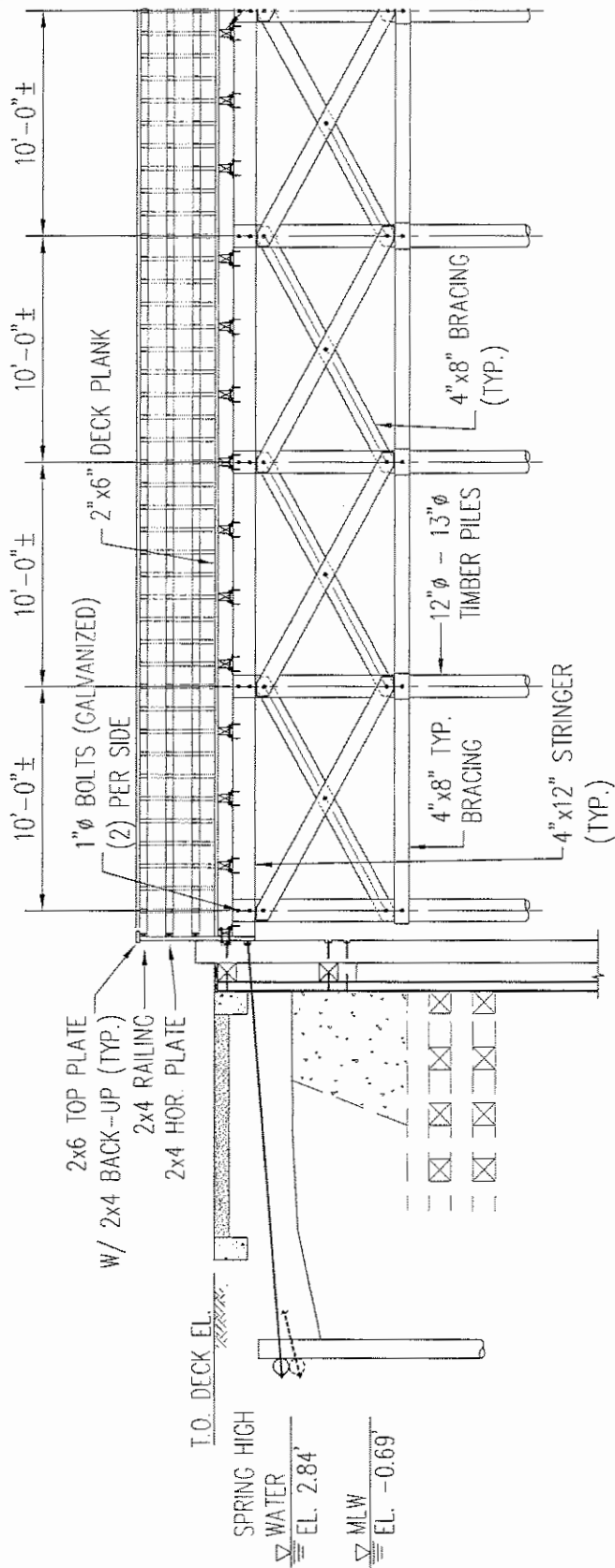
REV 8/26/04

SKETCH

SK-4

04-15-04

5



B SECTION
SK-4a
1/8" = 1'-0"

DATUM: NGVD

REV 12/6/04

APPLICANT: Village of Haverstraw
40 Main St.
Haverstraw, New York 10927

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LONGITUDINAL SECTION
FISHING PIER - PARCEL A
PROPOSED WATERFRONT IMPROVEMENTS

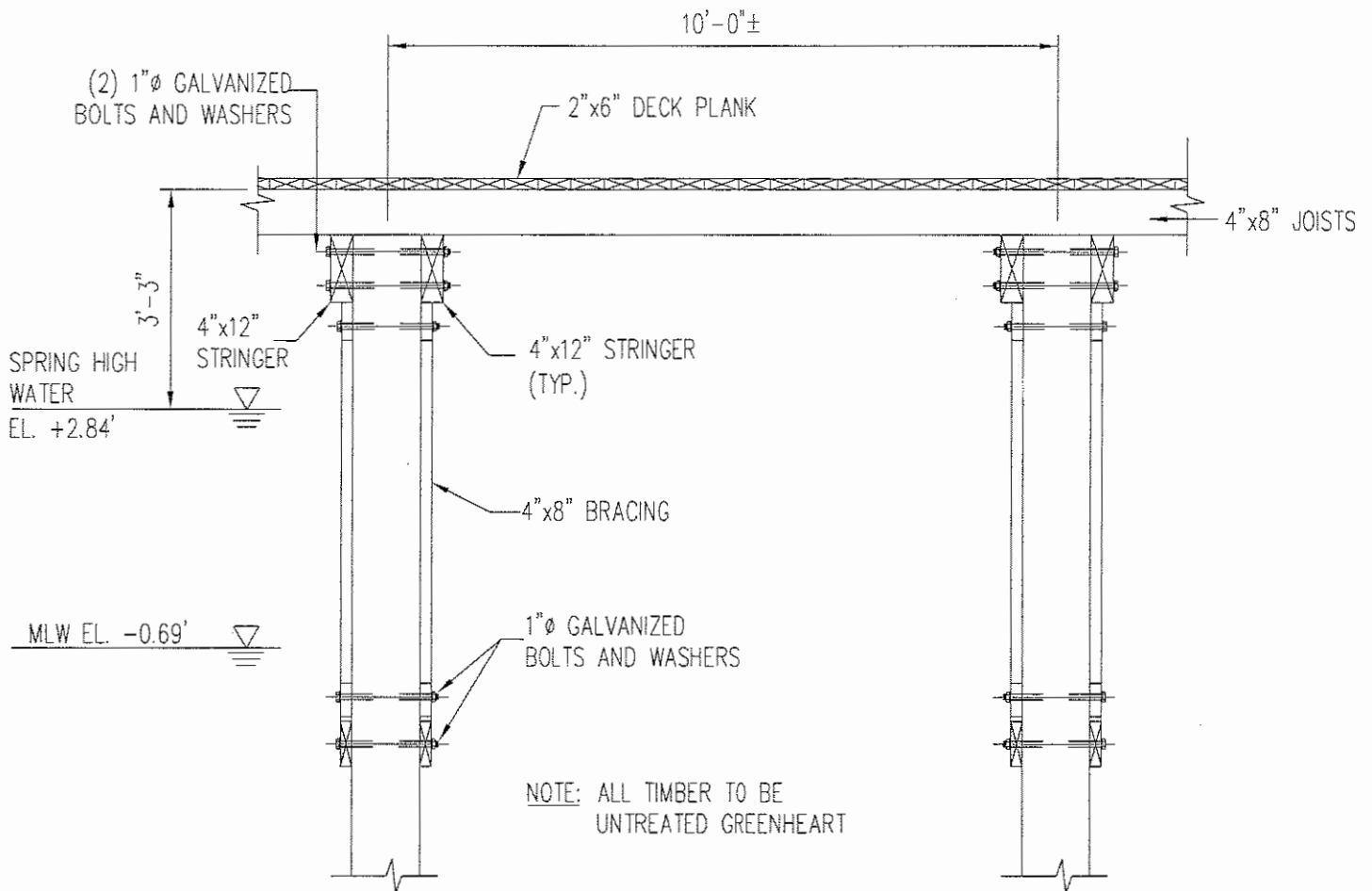
IN: HAVERSTRAW

COUNTY OF: ROCKLAND STATE: N.Y.

REV 8/26/04

SKETCH SK-4a 04-15-04

6



C **ELEVATION**
SK-4b $\frac{3}{8}" = 1'-0"$

DATUM: NGVD

REV 12/6/04

APPLICANT: Village of Haverstraw
40 Main St.
Haverstraw, New York 10927

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245 Saw Mill River Road
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SECTION
FISHING PIER - PARCEL A
PROPOSED WATERFRONT IMPROVEMENTS

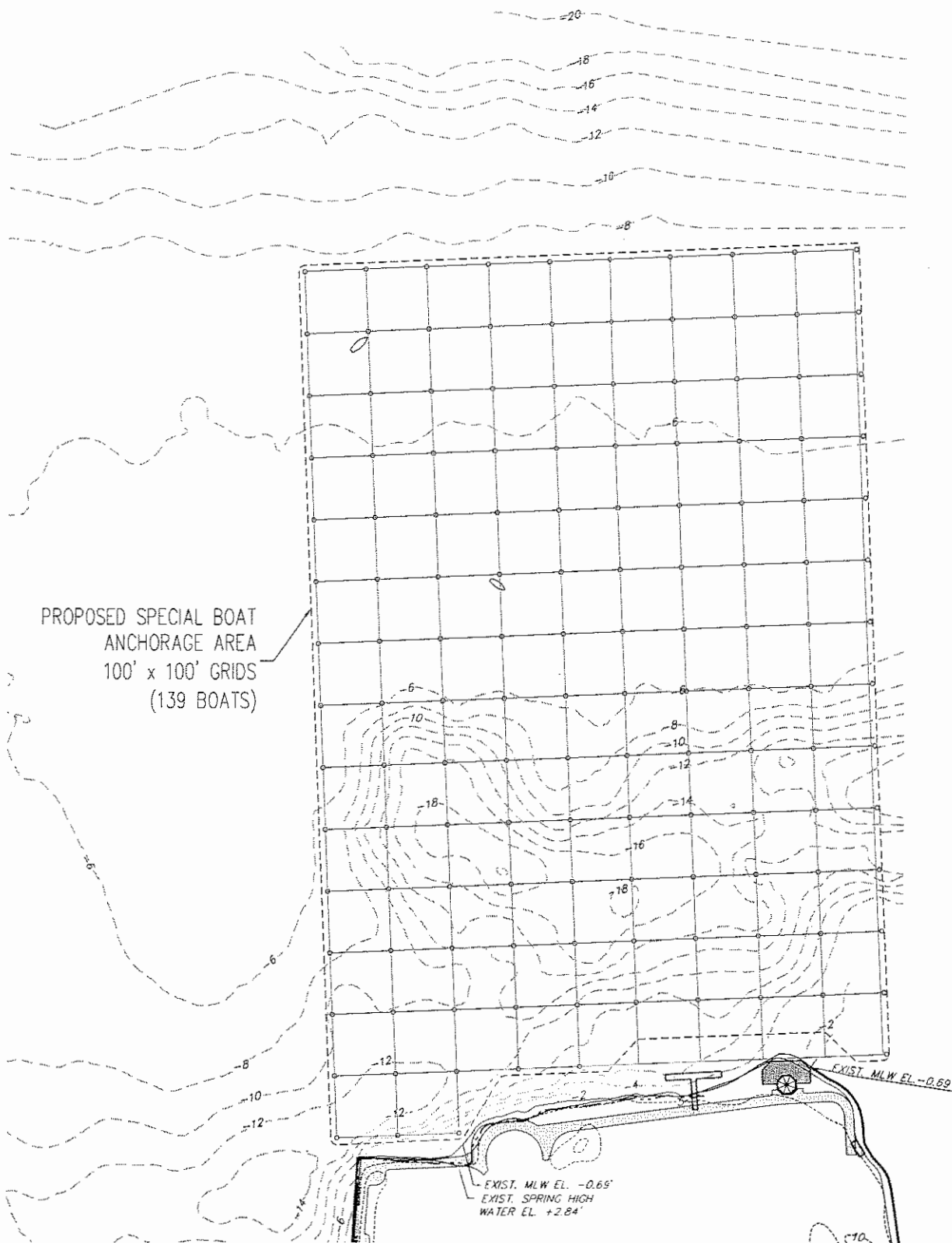
IN: HAVERSTRAW

COUNTY OF: ROCKLAND STATE: N.Y.

REV 8/26/04

SKETCH SK-4b 04-15-04

(7)



DATUM: NGVD

REV 12/6/04

APPLICANT: Village of Haverstraw
40 Main St.
Haverstraw, New York 10927

Harbors Haverstraw LLC.
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SITE PLAN
BOAT ANCHOR AREA
PROPOSED WATERFRONT IMPROVEMENTS

IN: HAVERSTRAW

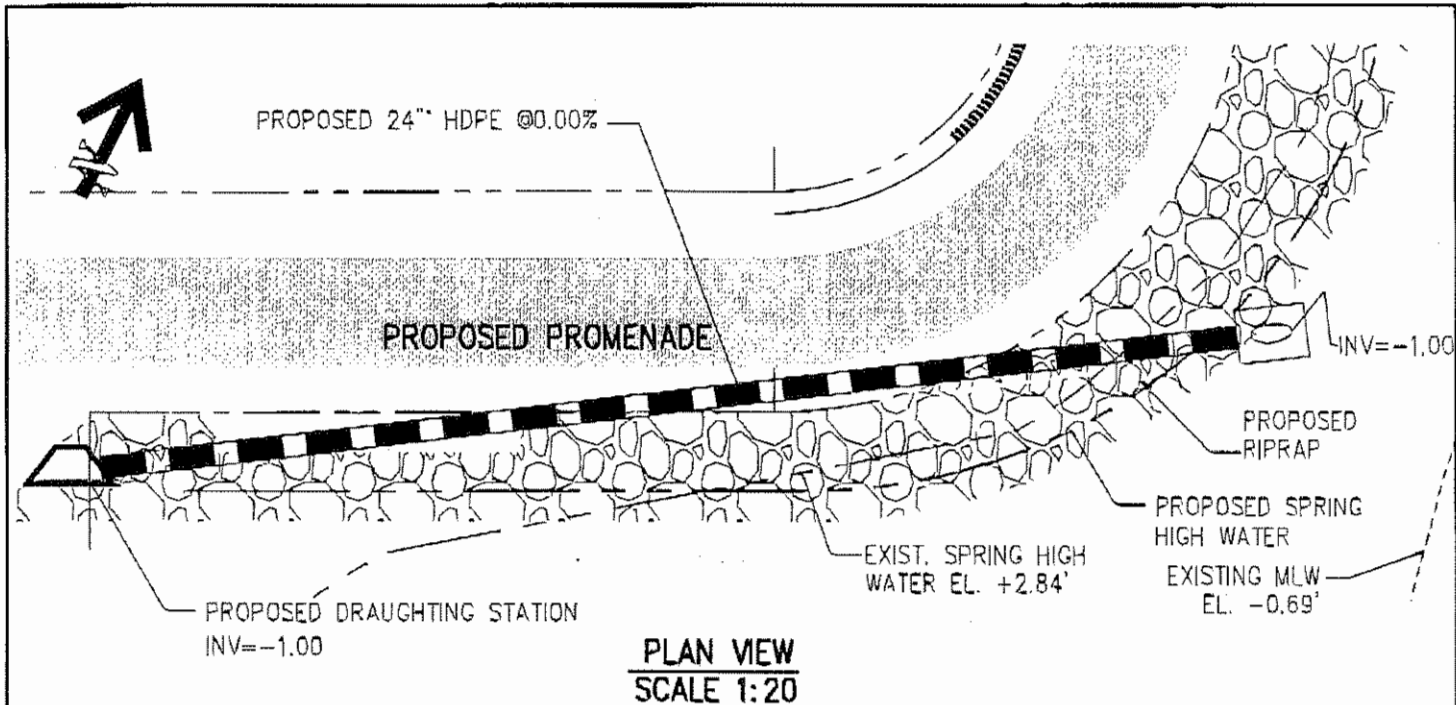
COUNTY OF: ROCKLAND

STATE: N.Y.

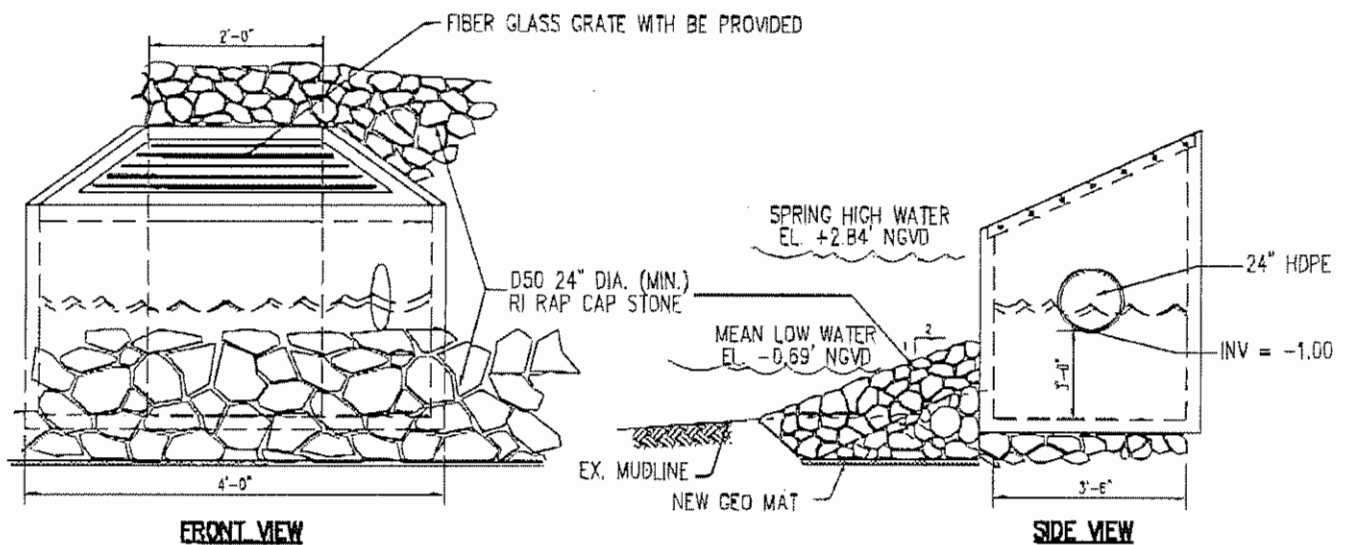
SKETCH

SK-5

REV 8/26/04
04-15-04



EXIST. SPRING HIGH
WATER EL. +2.84'
EXIST. MLW EL. -0.69'



FIRE DRAUGHTING STATION

NOT TO SCALE

DATUM: NGVD

REV 12/10/04

APPLICANT: Village of Haverstraw
40 Main St.
Haverstraw, New York 10927

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DETAIL-DRAUGHTING STATION

PROPOSED WATERFRONT IMPROVEMENTS

IN: HAVERSTRAW

COUNTY OF: ROCKLAND

STATE: N.Y.

REV 8/26/04

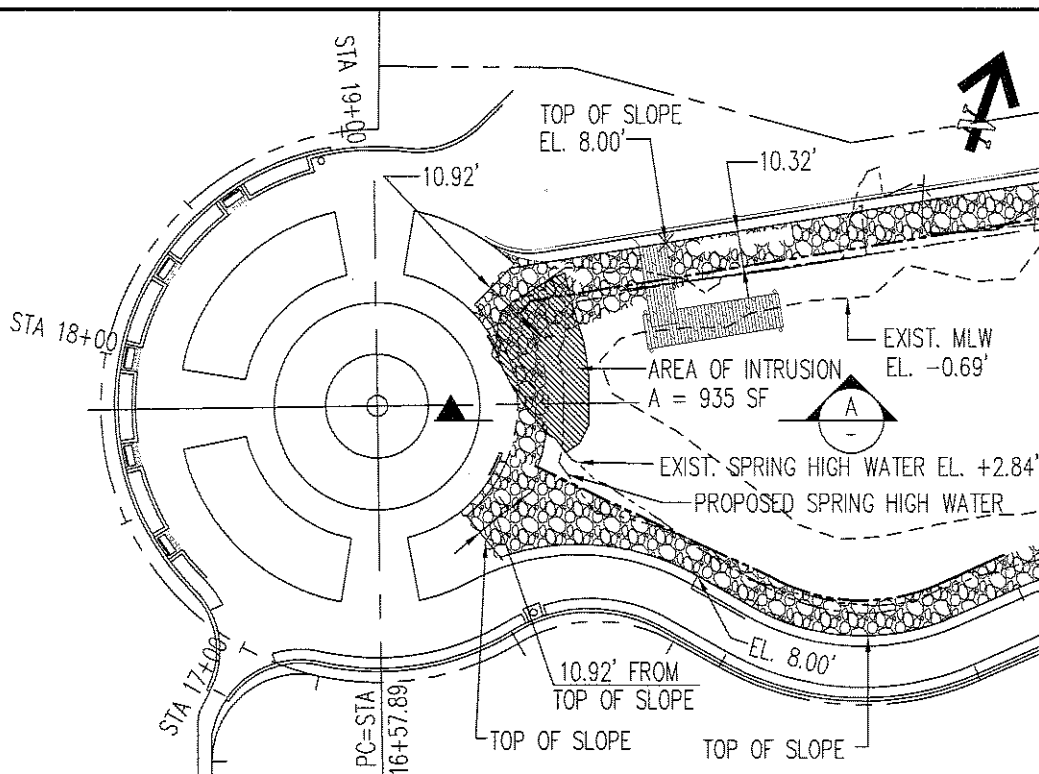
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SK-2

04-15-04

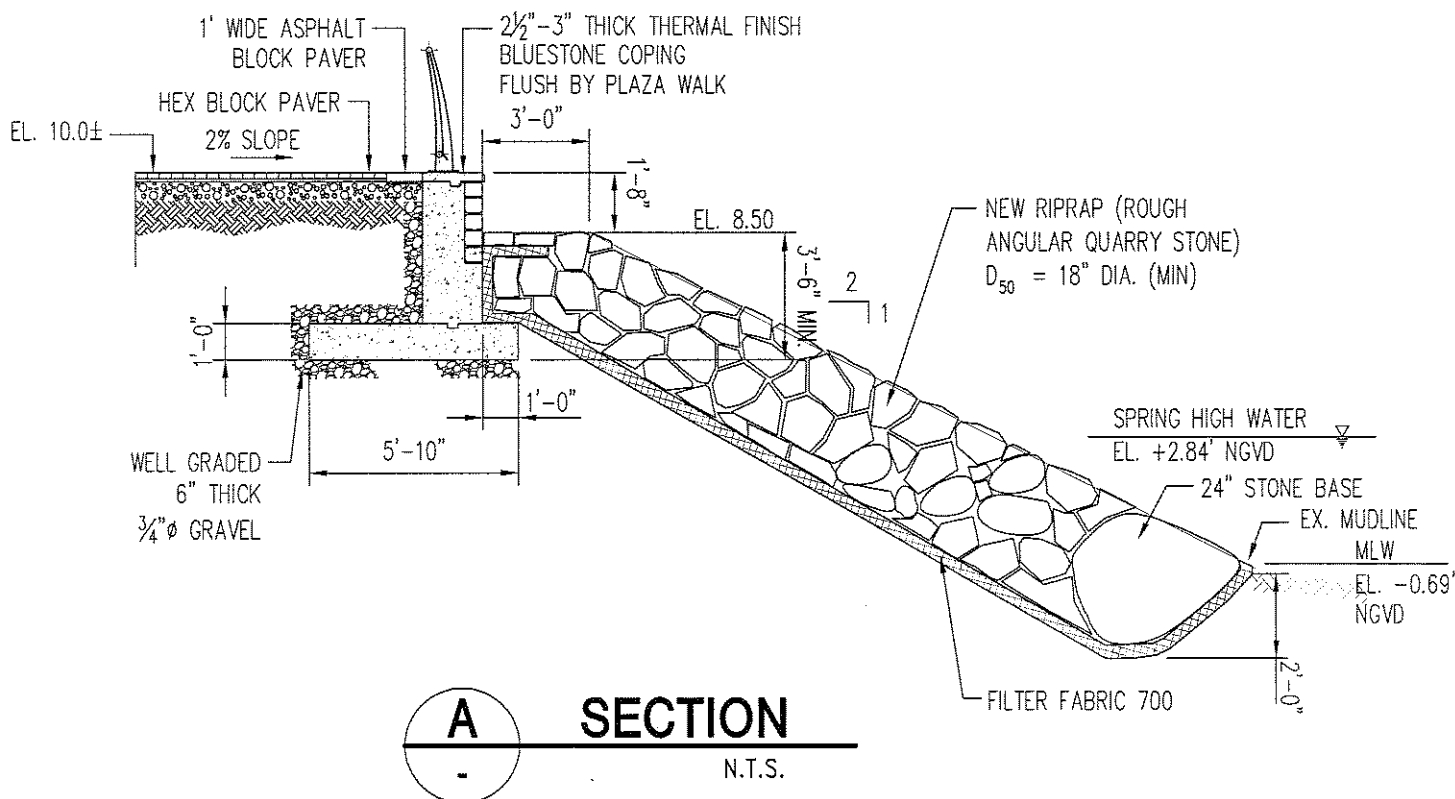
(9)

REV 8/26/04
REV. 8/25/04



LAGOON WATER FOUNTAIN PLAN

N.T.S.



SECTION

N.T.S.

DATUM: NGVD

REV. 12/8/04

APPLICANT: Village of Haverstraw
40 Main St.
Haverstraw, New York 10927

PREPARED BY :

Harbors Haverstraw LLC.
245 Saw Mill River Road
Hawthorne, New York 10532



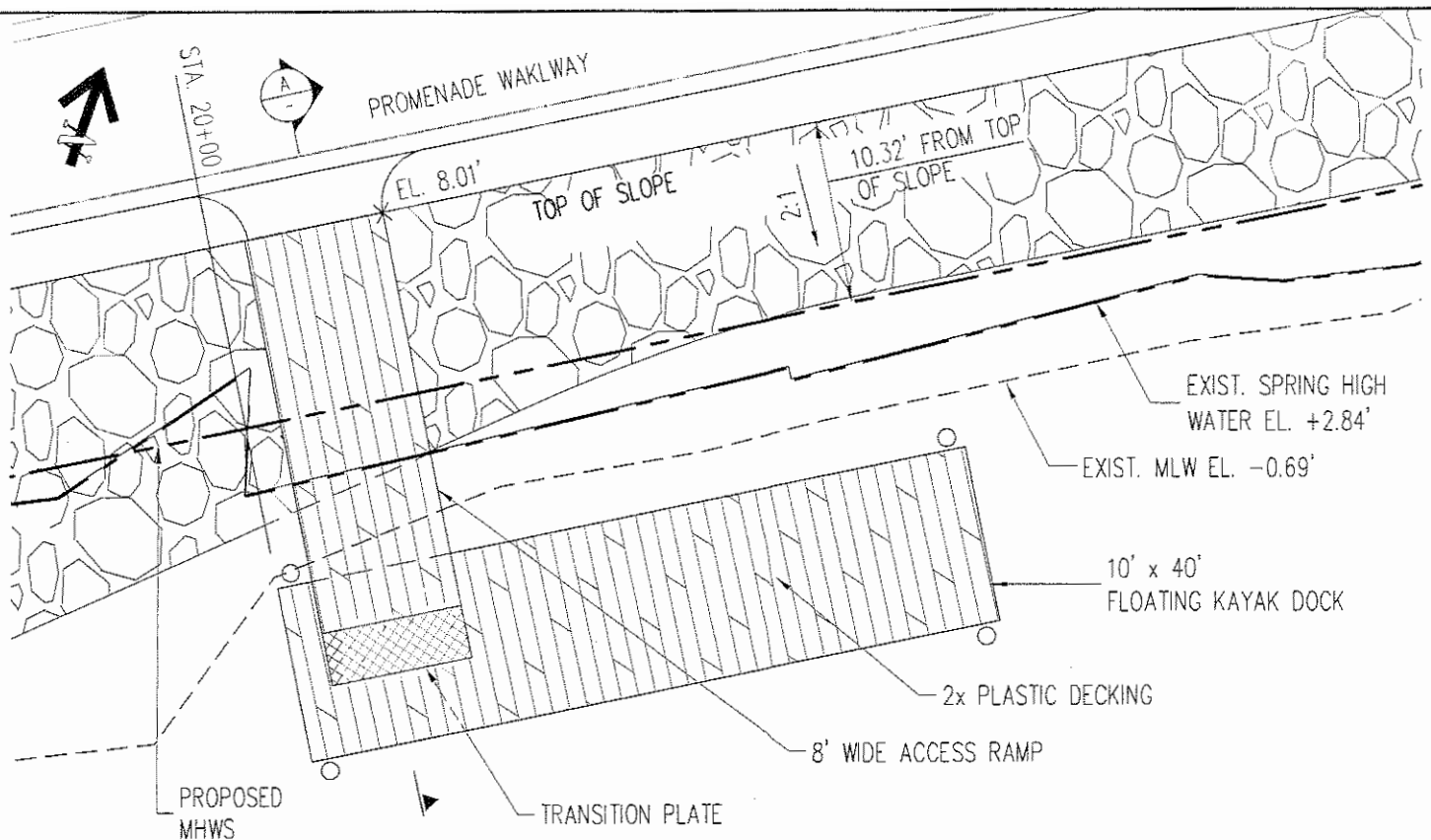
AGENT: EMW Planning & Architecture
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Hastings-on-Hudson, New York 10706

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100 Snake Hill Road, West Nyack, NY 10994
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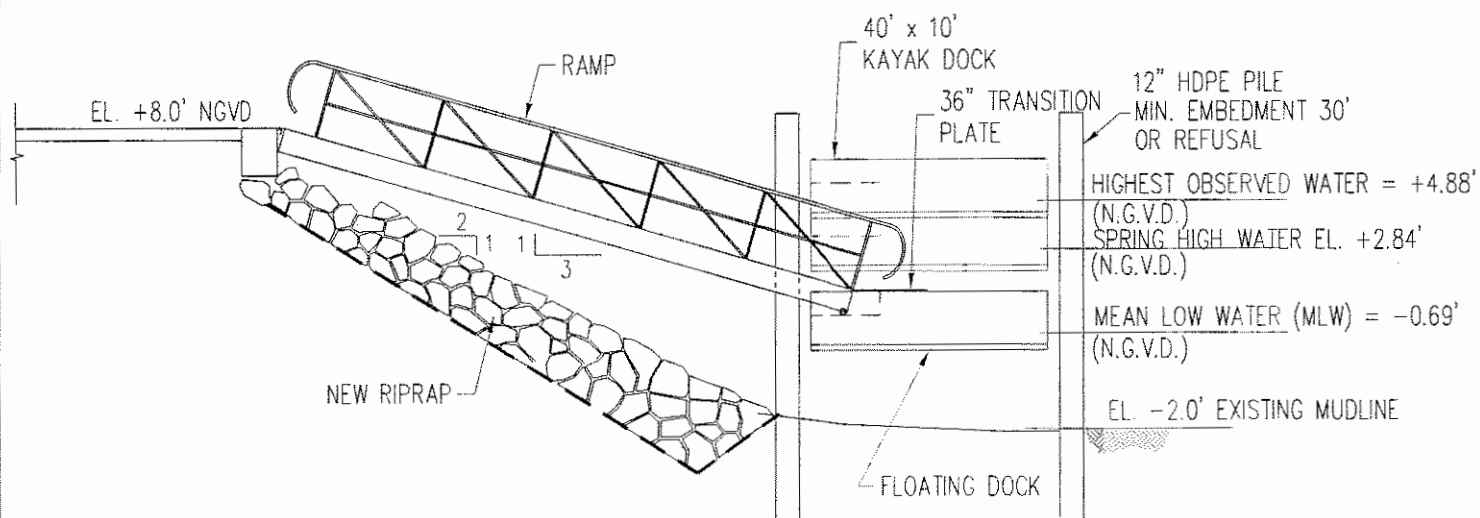
PLAN AND SECTION
PROPOSED FOUNTAIN
PROPOSED WATERFRONT IMPROVEMENTS

IN: HAVERSTRAW
COUNTY OF: ROCKLAND STATE: N.Y.

SKETCH SK-7 REV. 8/26/04



KAYAK DOCK PLAN



A

SECTION

1/8" = 1'-0"

DATUM: NGVD

REV. 12/6/04

APPLICANT: Village of Haverstraw
40 Main St.
Haverstraw, New York 10927

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Hawthorne, New York 10532

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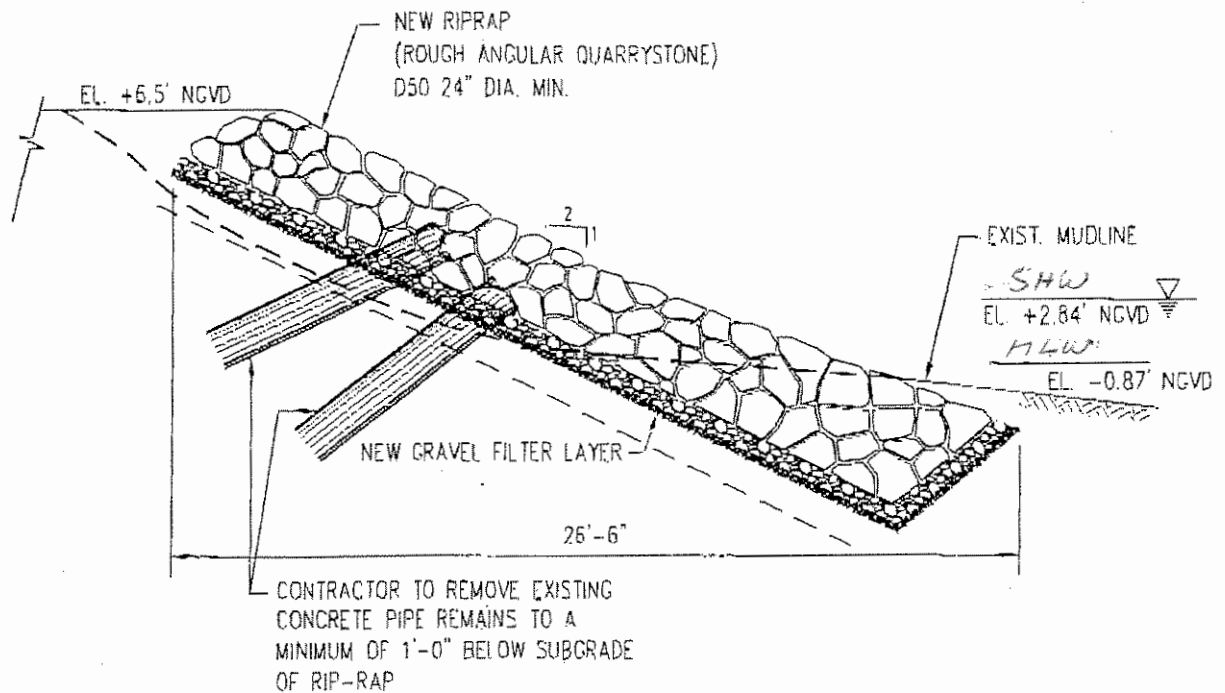
E-mail: mgmclaren@mgmclaren.com
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PLAN AND SECTION
KAYAK DOCK
PROPOSED WATERFRONT IMPROVEMENTS

IN: HAVERSTRAW

COUNTY OF: ROCKLAND STATE: N.Y.

SKETCH SK-8 REV. 8/26/04



A RIP RAP SECTION

$\frac{3}{16} = 1'-0"$

See Figure 1; Locations 1, 4.

DATUM: NGVD

APPLICANT: Village of Haverstraw
40 Main St.
Haverstraw, New York 10927

Herbors Haverstraw LLC
245 Saw Mill River Road
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TYP. RIP RAP DETAIL

PROPOSED WATERFRONT IMPROVEMENTS

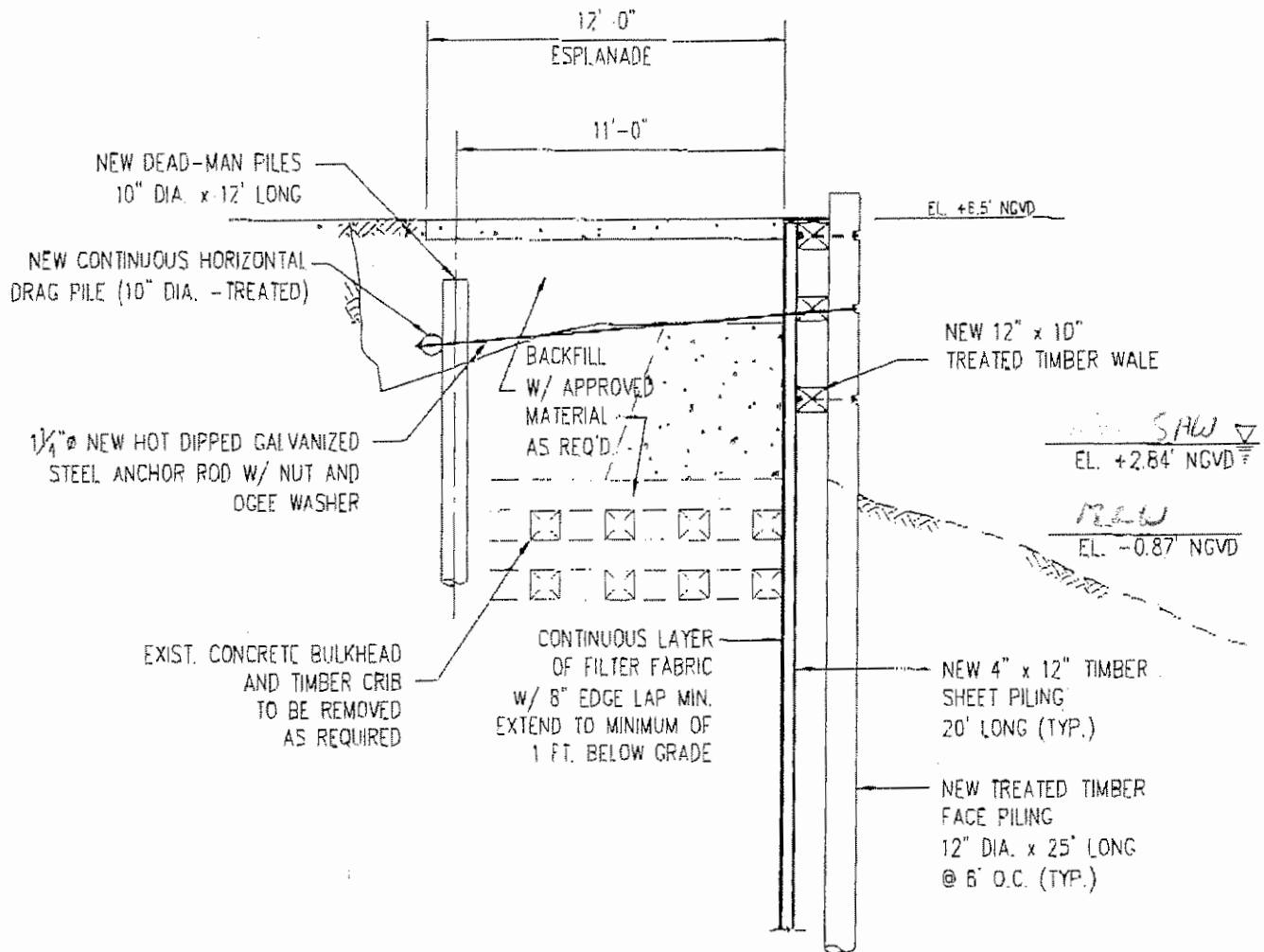
IN: HAVERSTRAW

COUNTY OF: ROCKLAND STATE: N.Y.

SKETCH

SK-15 Rev. 11-24-04
04-15-04

13



B

NAVY WALL SECTION

 $\frac{3}{16} = 1'-0"$

See Figure 1: Location 5.

DATUM: NGVD

APPLICANT: Village of Haverstraw
40 Main St.
Haverstraw, New York 10927

Harbors Haverstraw LLC.
245 Saw Mill River Road
Hawthorne, New York 10532

AGENT: EMW Planning & Architecture
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NAVY WALL SECTION

PROPOSED WATERFRONT IMPROVEMENTS

IN: HAVERSTRAW

COUNTY OF: ROCKLAND STATE: N.Y.

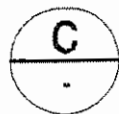
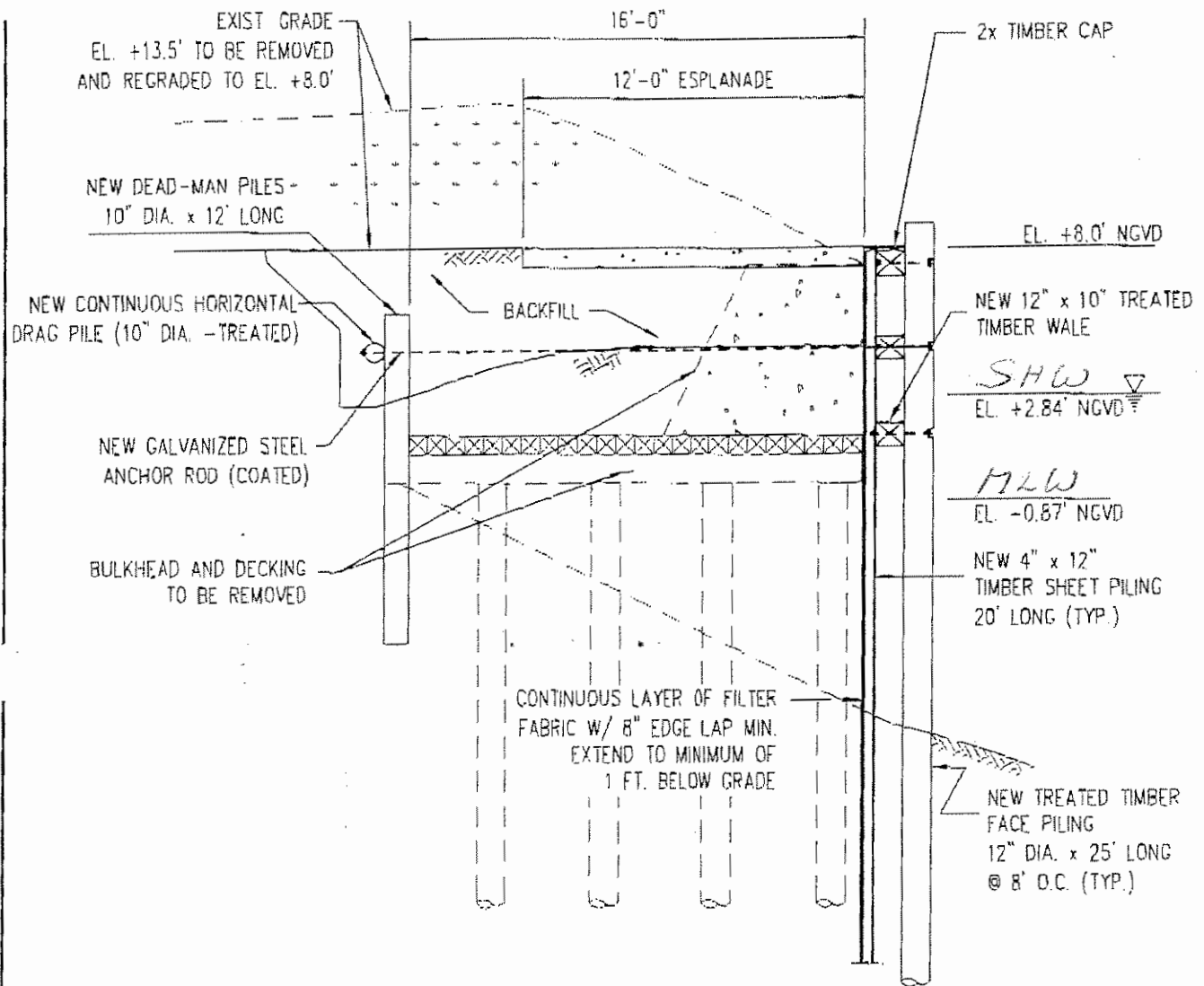
SKETCH

SK-16

Rev. 11-24-04

04-15-04

14



SECTION AT PLATFORM

 $\frac{3}{16} = 1'-0"$

See Figure 1; Locations 2, 3.

DATUM: NGVD

APPLICANT: Village of Haverstraw
40 Main St.
Haverstraw, New York 10927

Harbors Haverstraw LLC,
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GROUP

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AGENT: EMW Planning & Architecture
14 Spring Street
Hastings-on-Hudson, New York 10706

SECTION AT PLATFORM

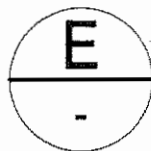
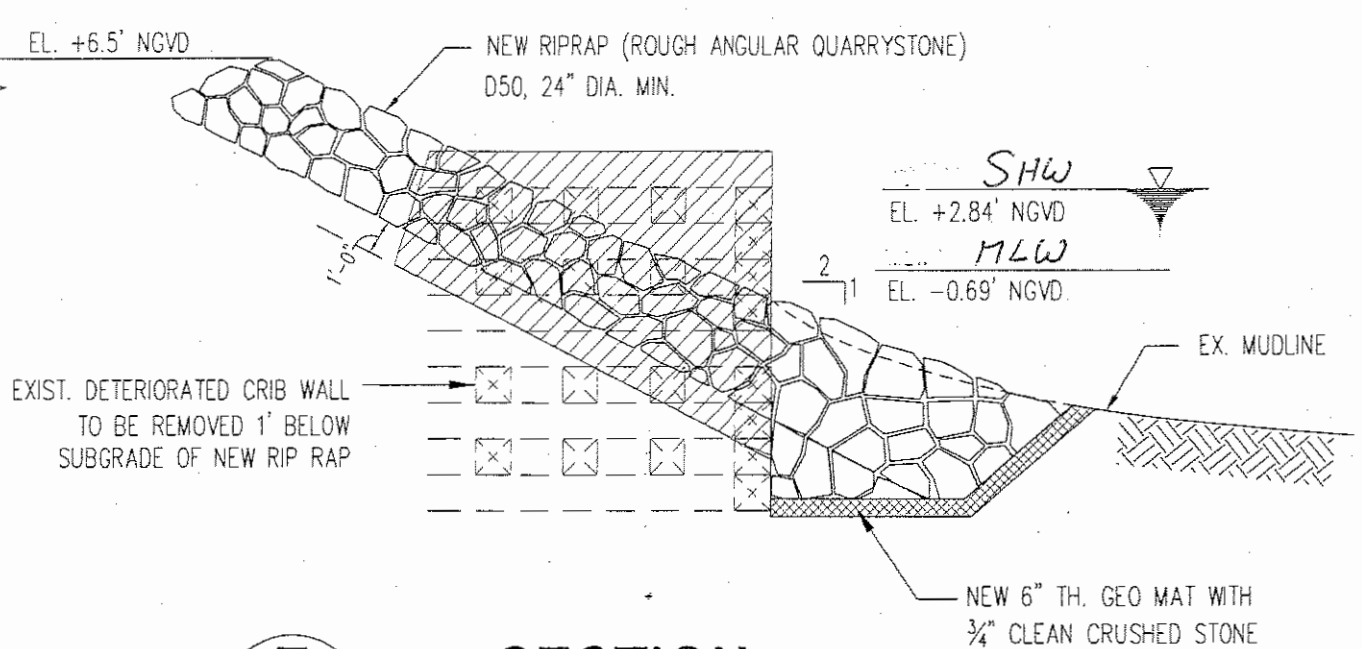
PROPOSED WATERFRONT IMPROVEMENTS

IN: HAVERSTRAW

COUNTY OF: ROCKLAND STATE: N.Y.

SKETCH

SK-17 Rev. 11-24-04



SECTION

LOCATION 5 AND 6

DATUM: NGVD

APPLICANT: Village of Haverstraw
40 Main St.
Haverstraw, New York 10927

Harbors Haverstraw LLC
245 Saw Mill River Road
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Hastings-on-Hudson, New York 10706

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PROPOSED WATERFRONT IMPROVEMENTS

IN: HAVERSTRAW

COUNTY OF: ROCKLAND STATE: N.Y.

REV 8/26/04
SKETCH SK-18 04-15-04

(16)